Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Gardner

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	13	**14**	+ 7.7%	142	**119**	- 16.2%
Closed Sales	20	**12**	- 40.0%	143	**114**	- 20.3%
Median Sales Price*	$399,450	**$426,250**	+ 6.7%	$386,000	**$383,500**	- 0.6%
Inventory of Homes for Sale	25	**43**	+ 72.0%	--	--	--
Months Supply of Inventory	1.8	**3.7**	+ 105.6%	--	--	--
Cumulative Days on Market Until Sale	36	**29**	- 19.4%	39	**36**	- 7.7%
Percent of Original List Price Received*	100.6%	**99.4%**	- 1.2%	99.7%	**100.2%**	+ 0.5%
New Listings	20	**22**	+ 10.0%	165	**173**	+ 4.8%

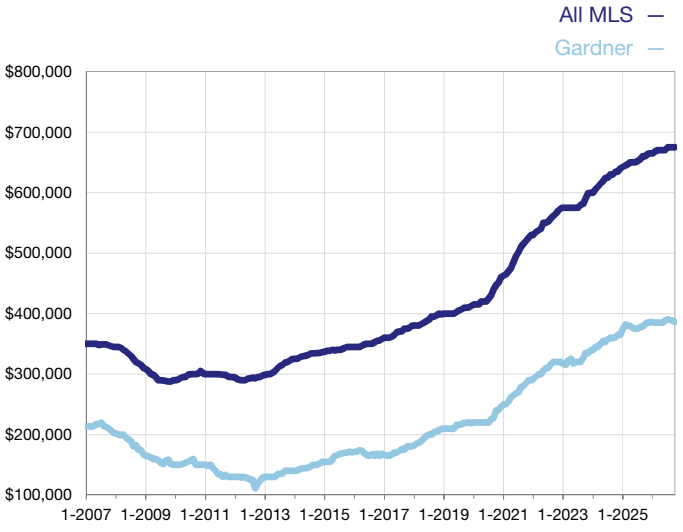
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

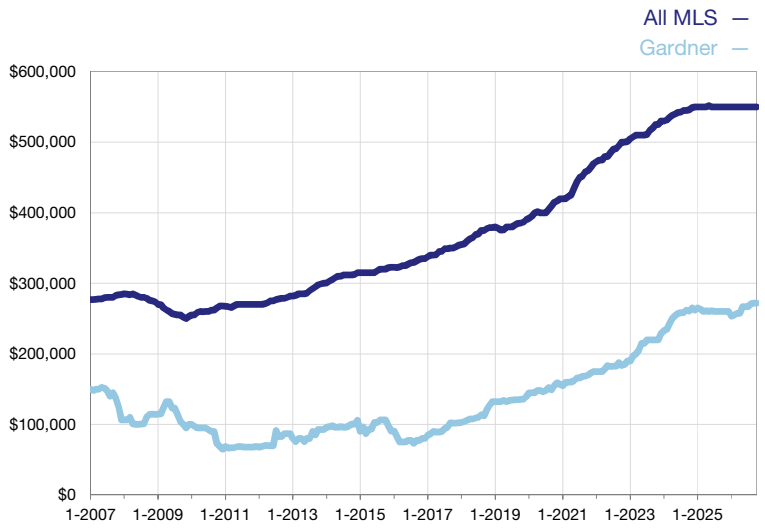
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	20	**21**	+ 5.0%
Closed Sales	3	**1**	- 66.7%	23	**21**	- 8.7%
Median Sales Price*	$375,000	**$415,000**	+ 10.7%	$260,000	**$272,000**	+ 4.6%
Inventory of Homes for Sale	3	**6**	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	**2.7**	+ 145.5%	--	--	--
Cumulative Days on Market Until Sale	23	**67**	+ 191.3%	33	**37**	+ 12.1%
Percent of Original List Price Received*	102.4%	**97.7%**	- 4.6%	99.0%	**100.2%**	+ 1.2%
New Listings	3	**2**	- 33.3%	26	**25**	- 3.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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